

DESIGN STATEMENT (STAGE 1-2)

22.STA2 R02 rev 00

AUGUST 2023



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INTRODUCTION

This Design and Access Statement accompanies a householder planning application for proposed works to 24 Stanhope Road (the site) namely the,

- Front
- 1. new sliding gate - Front garden: South - single sliding gate
 - 2. new garden gate - Front garden: North - extend garden to close off secondary gate.
 - 3. remove clay tile plinths - minor changes to front garden wall plinths and facade
 - 4. raise dormers replacement of windows and doors front and rear, PPC composite frame DGUs
 - 5. remove chimney stacks to front roof slope

- Rear
- 6. new single storey rear extension (ground floor) demolition and rebuilding of rear ground floor extension
 - 7. new single storey extension (first floor) first floor rear extension, extend master bedroom
 - 8. new pergola roof terrace Pergola to master bedroom on roof terrace.
 - 9. new green roof to new ground floor extension
 - 10. new glass balustrade to first floor terrace
 - 11. raise dormers replacement of windows and doors front and rear, PPC composite frame DGUs
 - 12. new timber brise soleil to rear facade
 - 13. new Timber cladding to single storey rear extension

- Garden
- 14 new Pergola and decking to garden between garage and rear extension.
 - 15. new canopy (glazed / translucent) to garage forecourt
 - 16. new garden door from garage forecourt

This report provides a detailed description and assessment of the proposal and has been prepared on behalf of the client by J Foster Architects.

EXISTING SITE

24 Stanhope Road (the site) is a detached house on the West side of Stanhope Road, close to the junction with Claremont Road. The house is setback from the road with a large paved driveway set behind a wall, a mature silver birch and railings/ hedge planting screen. The property is formed of three volumes: the original house, a *latifundium* i.e. courtyard style villa with gallows brackets and deep overhanging soffit, a side wing, with roof terrace and a pool house extension with a flat roof. At the rear garden a detached garage fronts onto Claremont Road with

a small forecourt. The garden consists of landscaping elements, hard areas with paving as well as areas of lawn, planted beds and mature trees.

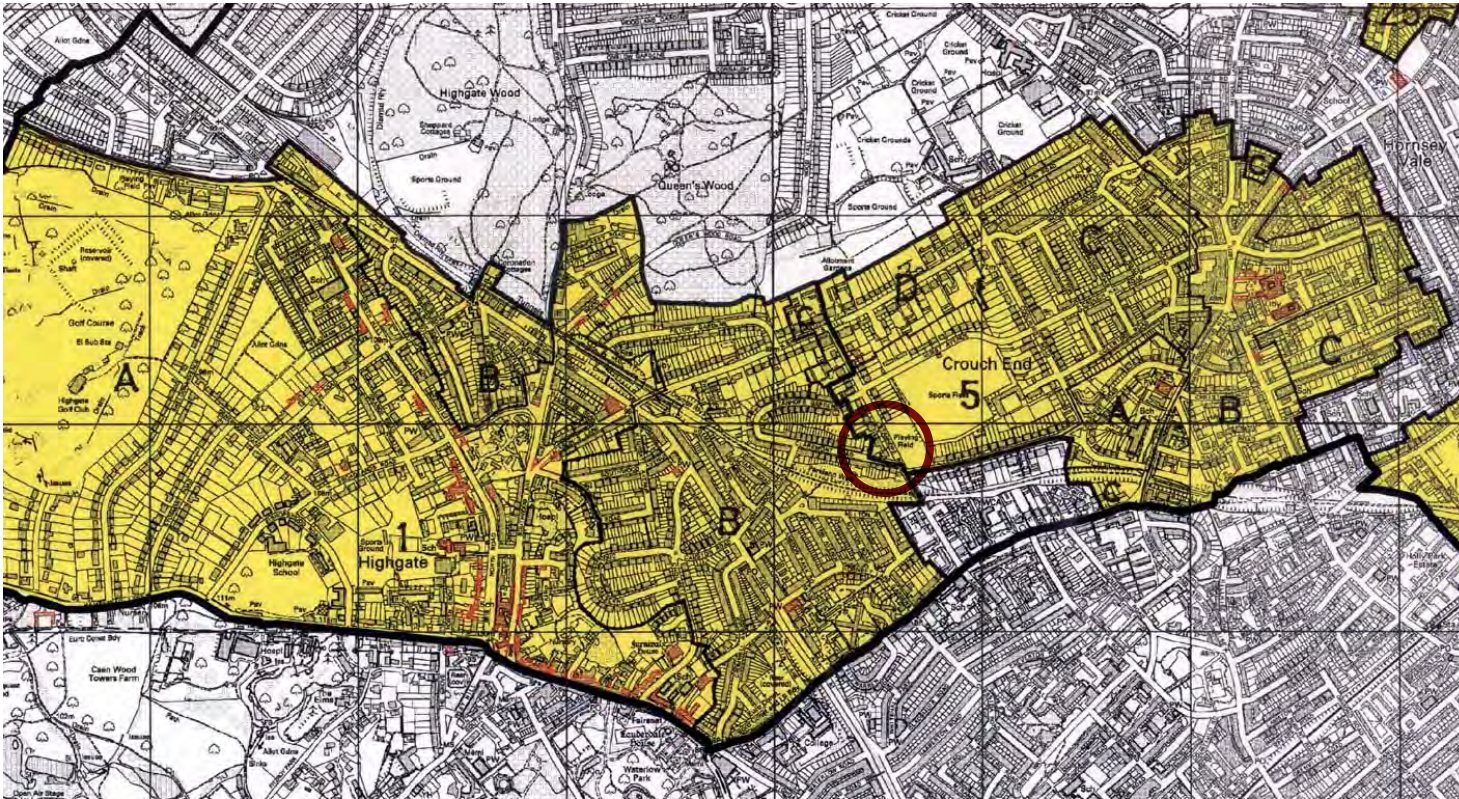
Stanhope Road is a residential street within the boundary of the Crouch End Conservation Area. The street and surroundings are diverse in architectural character with a mix of both individual houses and flats which vary greatly in age and mass. The houses immediately adjacent to 24 Stanhope Road as well as no 24 itself are of neutral or less than neutral architectural merit. There are examples of period properties and modern houses adjacent to no. 24 and in the vicinity. In accordance with local planning policy the proposal for 24 Stanhope Road will be a high quality design which responds sensitively to the surrounding context. The surrounding residential area includes buildings from a number of periods including 1960's and 70's detached properties either side. Directly opposite the front of the house is a set of open sports fields giving a long unobstructed view. To the rear the plot has a large garden which backs directly onto the houses and gardens on Claremont road. There are a number of mature and semi mature trees on the site which will be preserved and not affected by the works.

HERITAGE STATUS

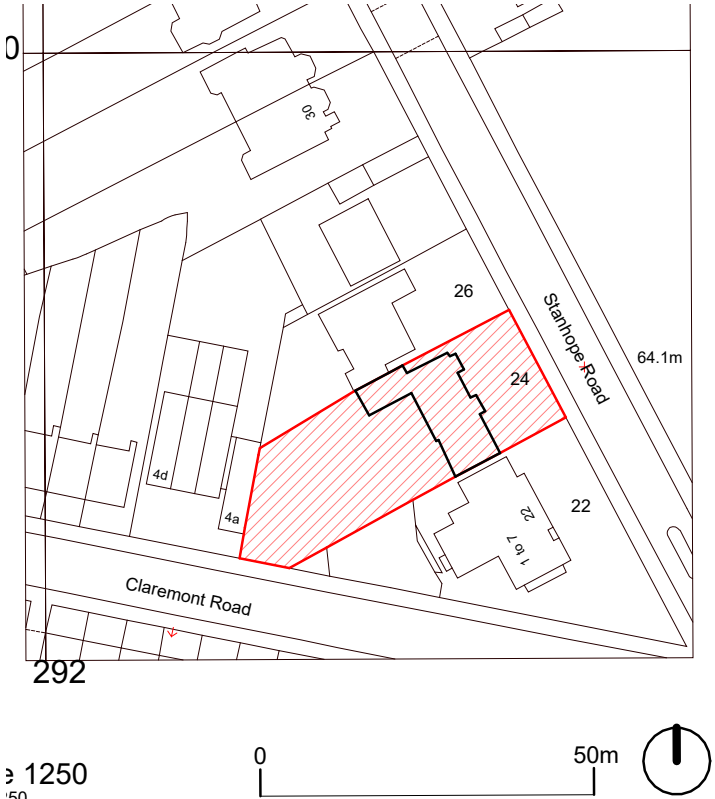
The building is not listed but it is located within the Crouch End Conservation Area (5) close to the Highgate Conservation Area (1) and The Miltons Restricted Conservation Area. N.b. article IV directions may be enforced which limits / removes Permitted Development rights within Conservation Areas.

.RELEVANT APPLICATIONS

- 26 SR HGY/2014/3320
- 24 SR HGY/2010/2241
- 33 HA HGY/2021/1527
- 19 HA HGY/2017/3007
- 1A HA HGY/2021/0344
- 27 HA HGY/2012/1073
- 7 HS HGY/2015/1402
- HGY/2010/2241 - Conversion of integral garage to habitable space - Permission not required 20/01/2011
- HGY/2005/0904 - Demolition of existing garage and erection of part 2/part 3 storey, 2 bedroom house with associated bin storage. – Refused 15/06/2005/ Appeal dismissed
- HGY/1999/0826 - Erection of covered swimming pool in rear garden and associated single storey building - Approved 01/02/2000.



Nearby Conservation areas



22
Street Elevation

24

26



Aerial view from West

22

24

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PREAPPLICATION

a preapplication meeting was held on 08/06/2022 In summary the proposals were supported and six main criteria were described;
The scheme has been modified since the preapplication and the proposal has been significantly reduced in scale and impact, with the majority of external changes at the rear of the main house.

1. The intention of the works to reconfigure and improve the internal accommodation as well as upgrade the building's envelope and fabric are noted, in specific in relation to its appearance and sustainability credential. Such changes are encouraged in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The proposal still seeks to make upgrades to the building fabric, i.e. improve the thermal performance of the envelope and glazing. Sustainable materials and a green roof are proposed. The bulk of external changes to the appearance are to the rear of the property.

2. The most significant element of the changes proposed are in relation to the frontage, which will be modified by way of a small front single storey elevation extension with new roof form at first-floor level in replace of the existing wide dormers and steep pitched roof. As discussed at the preapplication meeting such changes would not be overly conspicuous features in the street, given the varied character of the immediate surroundings. The fact that the application property sits in between two taller buildings with the frontage to the house set back and in part screened, mean that the resulting different character and appearance to the building, would not be harmful to this part of the character and appearance of the conservation area. Such changes, subject to the use of high quality materials, will serve to better assimilate the building into its surroundings. In this instance it is accepted that such extensions do not need to be subordinate features. *Proposed changes to the street frontage have been reduced in scope and impact. The front dormers are raised, doors and windows are upgraded, there are minor changes to the garden and landscaping.*

3. The use of high quality materials will be particularly important to achieve a design which is unique and specific to this site, with the different visuals prepared giving confidence this will be achieved. The use of timber is likely to give a design finesse. *The new rear extension is proposed to be clad in timber which will be in keeping with the surrounding context and complementary to the host building (subject to a material condition with approved sample).*

4. The different changes to the rear of the site are equally considered to be acceptable and overall work to unify and improve the appearance of this site. *The new rear extension is a modern and sensitive approach which*

improves the relationship of the main house to the garden, whilst delivering much needed, high quality accommodation.

5. In the interest of the appearance of the development and the effect on the area, the details of the exact materials and colours proposed should be explained in the Design & Access Statement. *The materials proposed at the front are as existing. The external materials proposed to the new rear extension are described in more detail in the Materials section.*

6. It is accepted the changes to the roof form will result in greater bulk when seen from both adjoining sites. However, there would remain suitable gaps between this and neighbouring buildings to mean that the increased bulk would not harm neighbouring amenity in terms of conditions of light and outlook. *The proposal has been reduced in scope, scale and mass from the preapplication. The existing roof ridge line is maintained and the dormers are slightly increased in height.*

Design Statement

EXISTING PLANS

The existing floorplan consists of accommodation spread across two levels with one internal staircase. The Net internal area (NIA) of the house is 338 sqm (inc are below 1.2m). The existing ground floor includes a living room, home gym, study, dining room, entrance hall and wc and kitchen. The kitchen leads to the pool and utility room via a study/snug.

The site area (red line) is .886sqm.
The area of existing ground floor accommodation is 207 sqm.
The area of the existing ground floor west wing is approx 120 sqm.
The area of existing first floor accommodation is 106 sqm.

. OPPORTUNITIES:

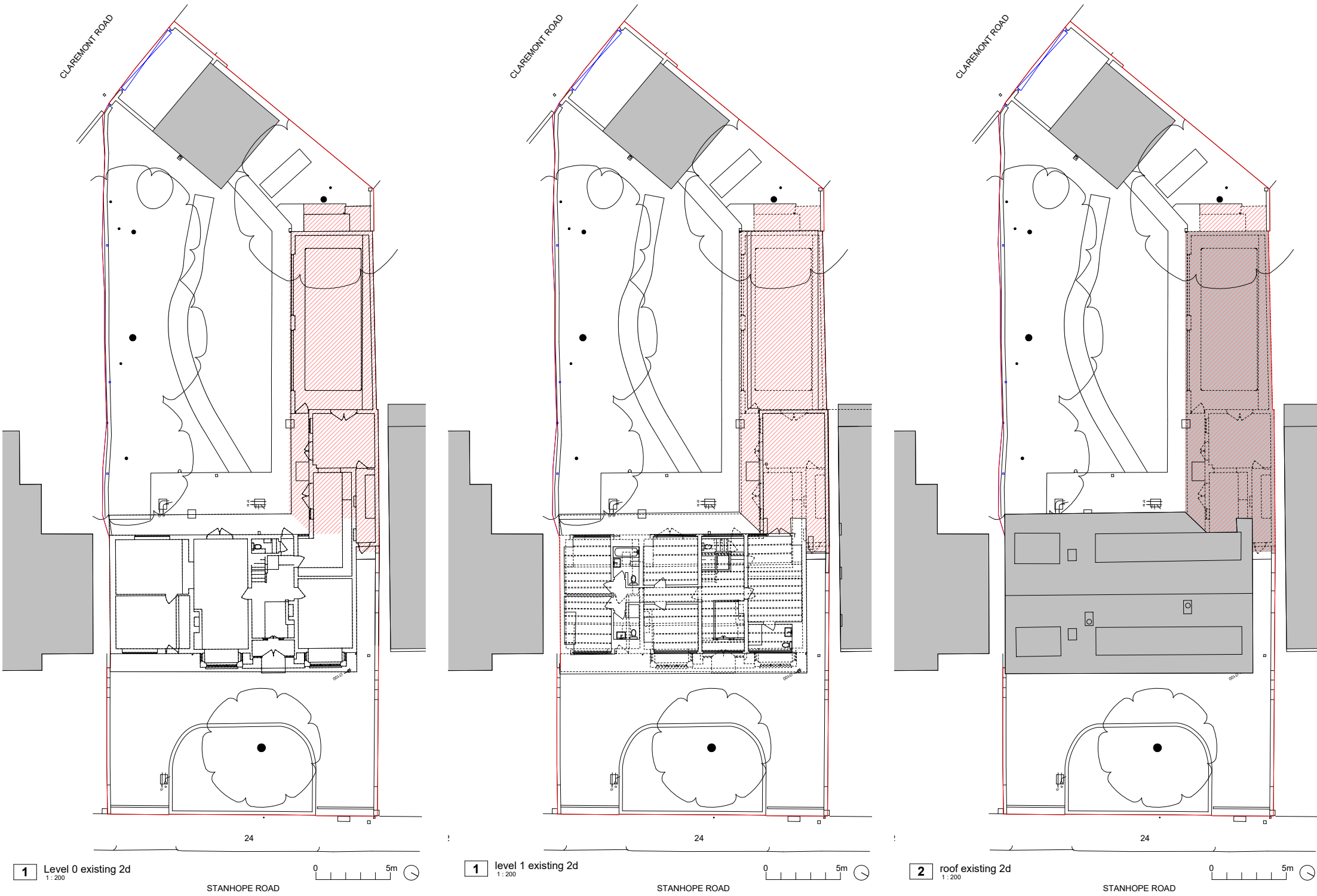
- Pool House - not used, redundant space, dated plant
- Study - dark, minimum views. poor circulation
- Kitchen - dark, minimum views. poor circulation, poor connection to main house
- Utility - small, awkward access and circulation

. GROUND FLOOR

- rear reception rooms 2x
- front study
- front dining room
- kitchen plus utility
- lounge (off kitchen)
- Entrance hall, stair and WC
- home gym
- swimming pool

. FIRST FLOOR

- landing and voids to stair
- roof terrace
- front bedrooms 1,2
- front bathroom
- rear bedrooms 3,4
- rear bathroom
- master bedroom and ensuite 5



PROPOSED PLANS

The proposal can be grouped into three main aims:

- **First Floor: New Single Storey Extension:**
Create 3 ensuite bedrooms and a study (previously 4 bedrooms plus 1 ensuite bedroom plus two family bathrooms). Improve first floor glazing / garden views to West Facade from study i.e. Picture Window
- **Ground Floor: New Single Storey Extension:**
Create new kitchen and conservatory with study and guest bedroom suite. Improve ground floor glazing / garden views to West Facade from reception rooms i.e. larger windows, taller doors
- **Future Proof - upgrade existing main house fabric to meet building regs Part L. New Fabric to extensions to exceed building regs Part L. New circuits for heating/power/drainage/ventilation connections to utility to allow future installation of ASHP, MVHR, underfloor heating (ground floor) electric boiler, solar panels.**

Front

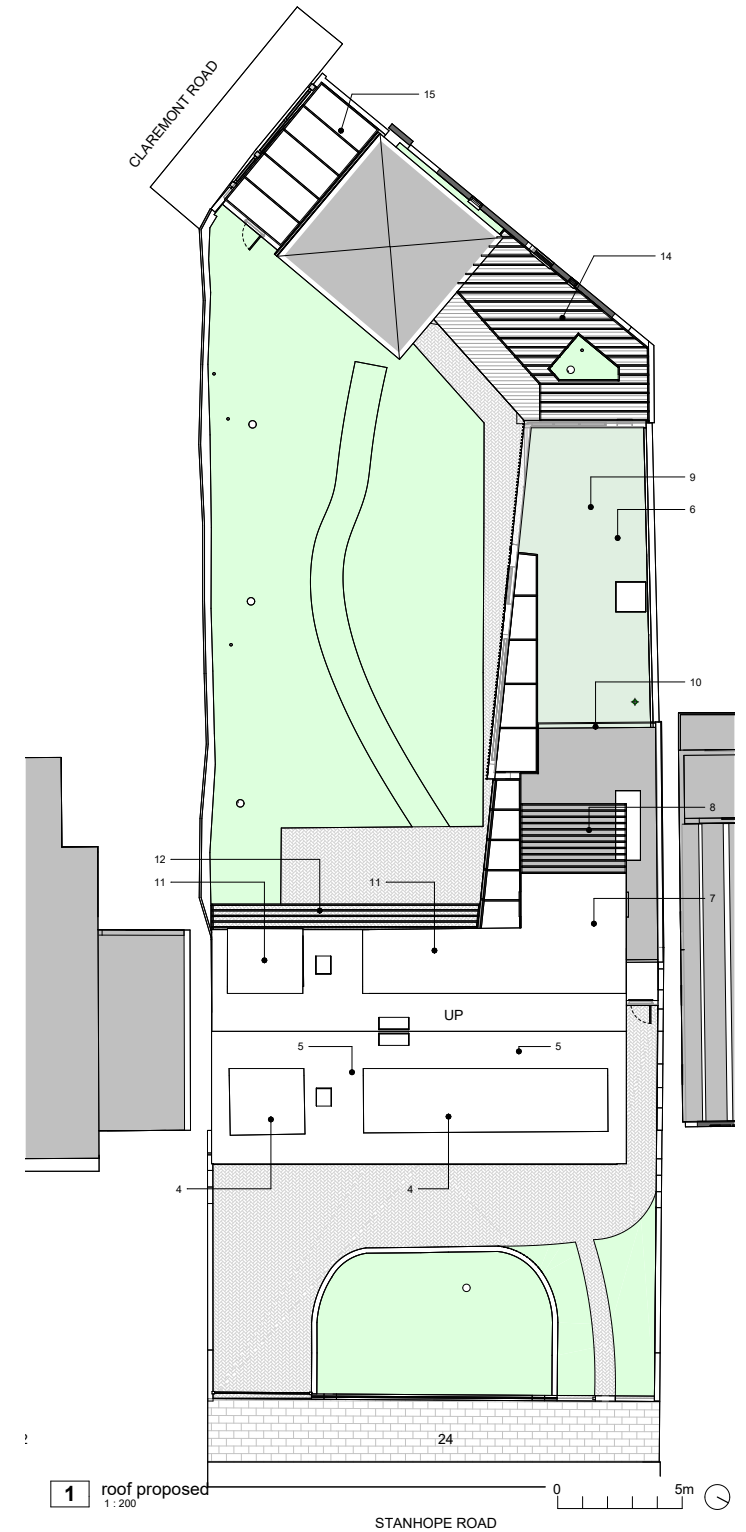
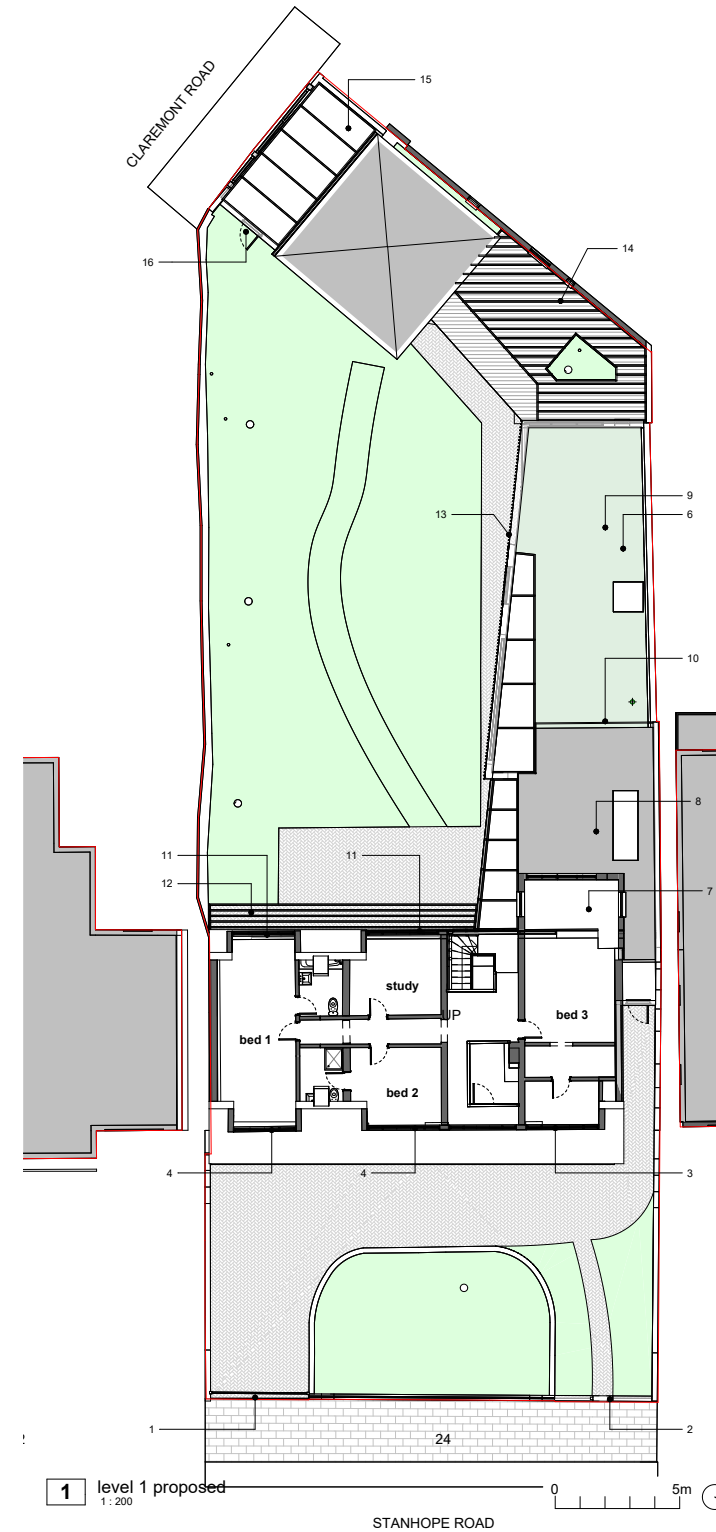
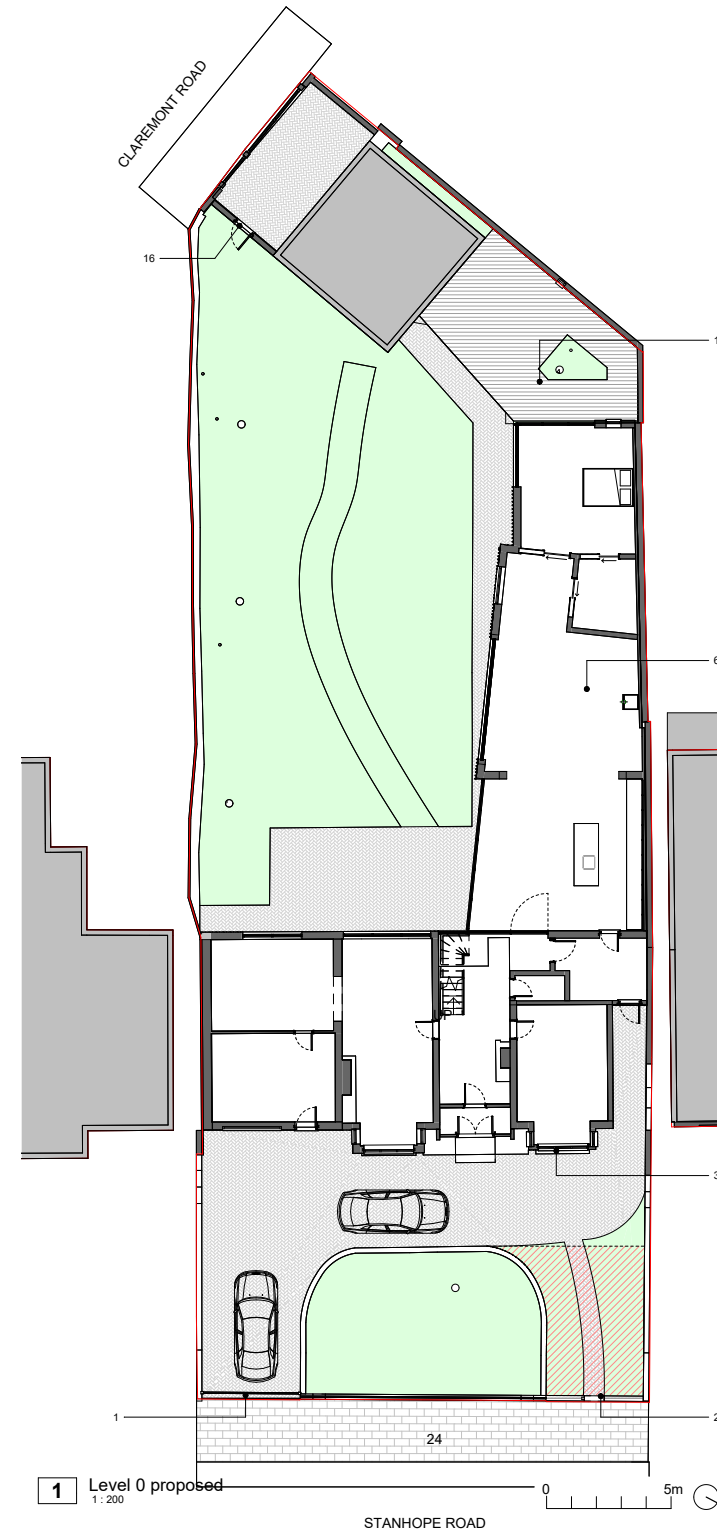
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Rear

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Garden

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Design Statement

EXISTING SECTIONS

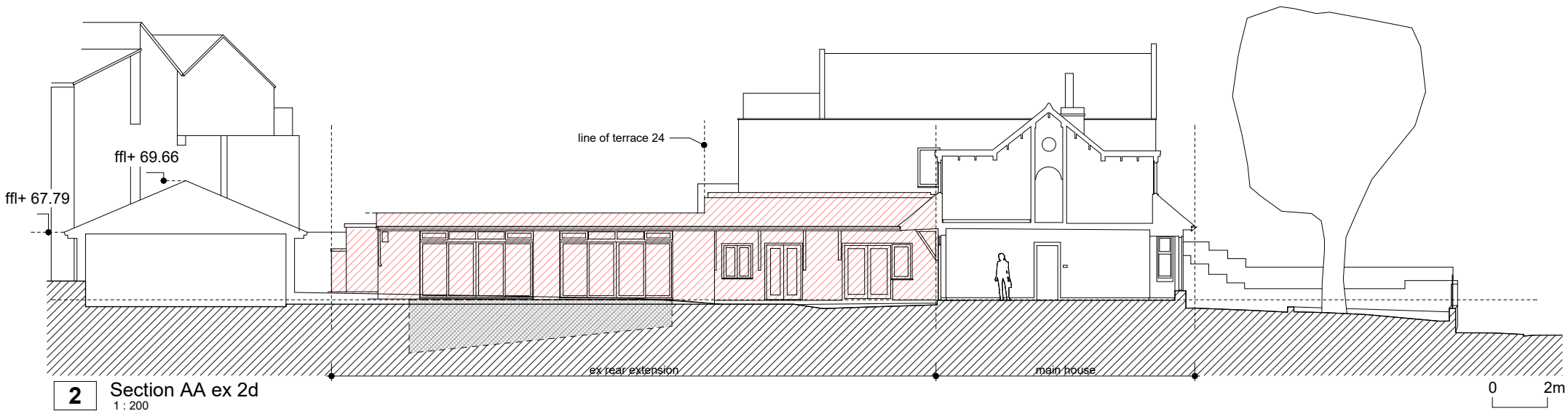
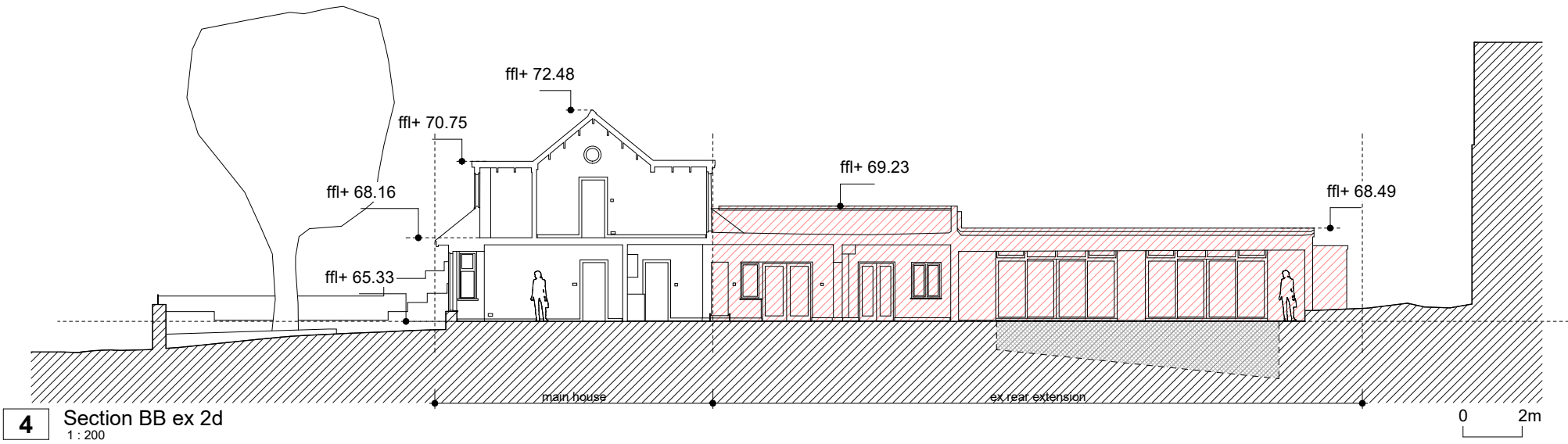
The existing house consists of a two storey main house, with a single storey west wing extension. The ground floor level is approx 1m above pavement level. The first floor level is approx 2.75m above ground. The dormer Level is approx 2.6m above first. The ridge level is approx 1.7m above dormer.

.GROUND FLOOR

- rear reception rooms
- front study
- front dining room
- kitchen plus utility
- lounge (off kitchen)
- Entrance hall, stair and WC
- home gym
- swimming pool

.FIRST FLOOR

- landing and voids to stair
- master bedroom and ensuite
- roof terrace
- front bedrooms
- front bathroom
- rear bedrooms
- rear bathroom



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KEY

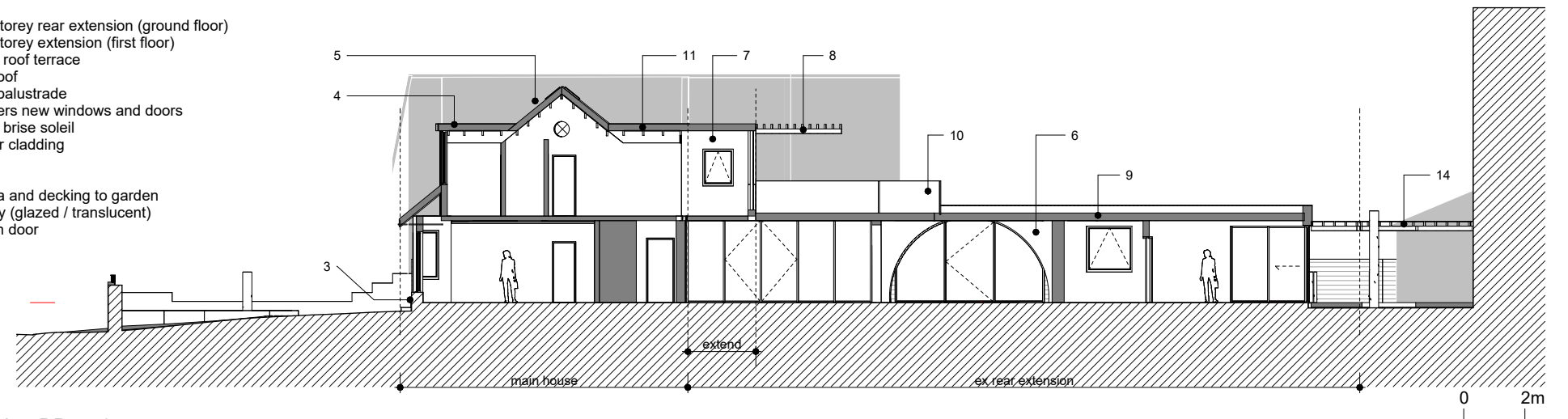
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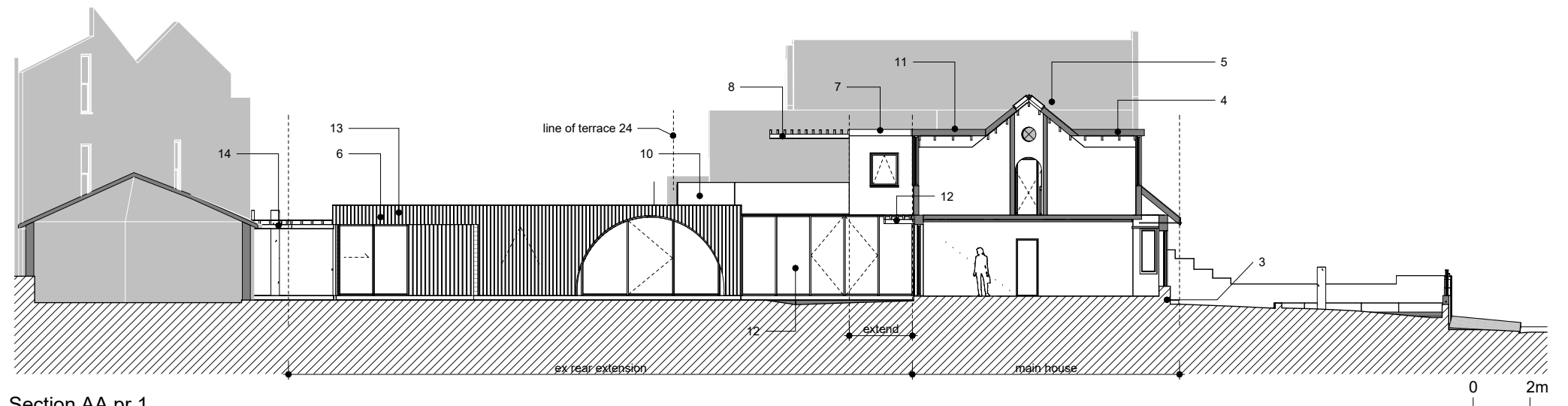
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2 Section BB pr 1
1 : 200



1 Section AA pr 1
1 : 200

Design Statement

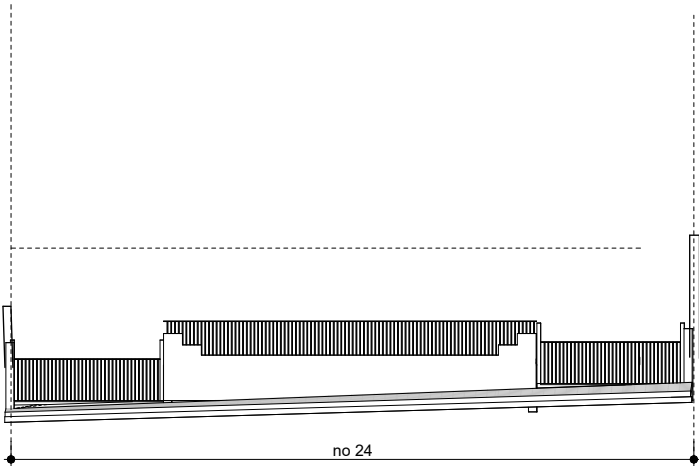
EXISTING ELEVATIONS

The existing front (North) elevation consists of a steeply pitched, red clay tiled roof above a white, rendered ground storey. The roof forms a large overhang at the eaves with a stained timber soffit (approx 1m projection). The wide format dormer windows are heavily articulated with dark stained timber frames but provide small area of glazing and low ceiling heights. The ground floor glazing area is greater with larger window openings. The proportion of roof to ground storey is approx 3:2 and the ridge height is generous. The main front access is flanked by two large bay windows, and a linear dormer above. A secondary cluster is formed with the gym window and side door with a small dormer above. The thermal and acoustic performance of the North facade and roof is poor, causing overheating in summer, and significant heat loss in winter.

The rear elevation has the same treatment, white render ground storey, large pitched roof, wide format dormers and overhanging eaves with large gallows brackets. The doors and windows to the rear are low and narrow and offer limited views to the south facing garden.

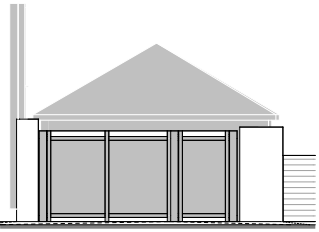
The rear extension pool house features a felt covered flat roof and tall and wide timber framed double glazing units, several decades old and can be assumed to have thermally failed.

22

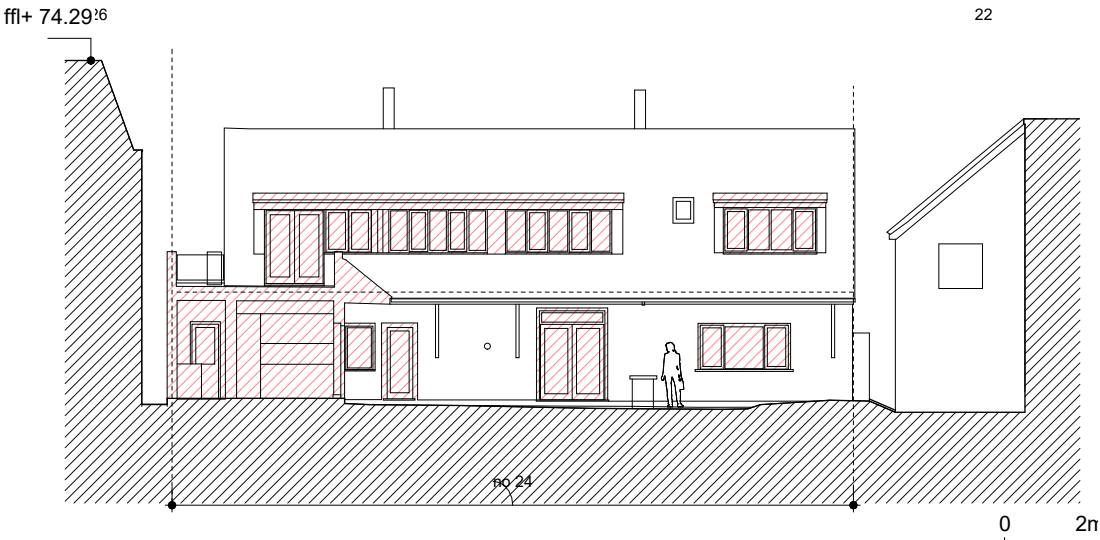


3 Elev front gate ex
1 : 200

0 2m

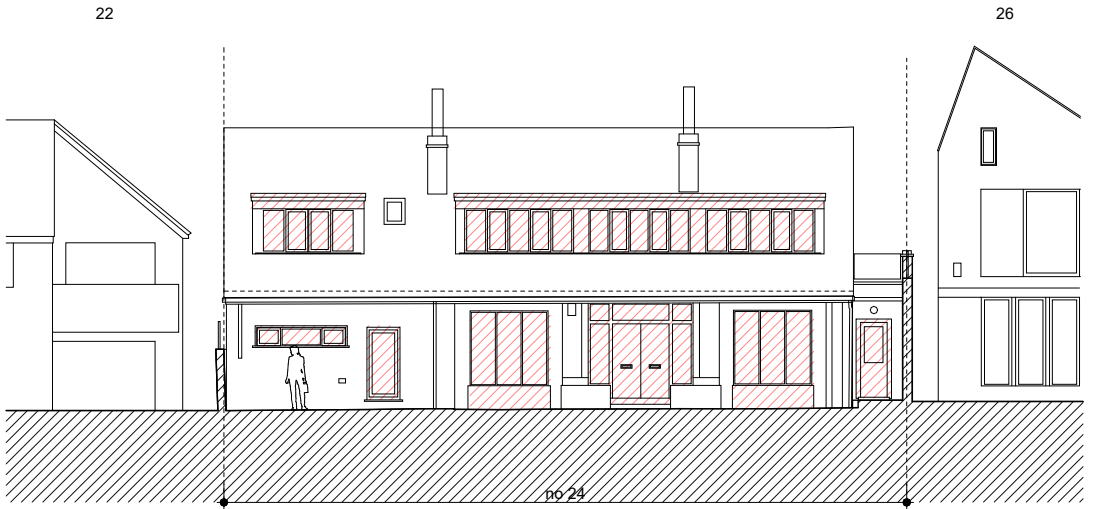


4 Elev garage gate ex
1 : 200



2 Elev rear ex 2d
1 : 200

0 2m



1 Elev front ex 2d
1 : 200

0 2m

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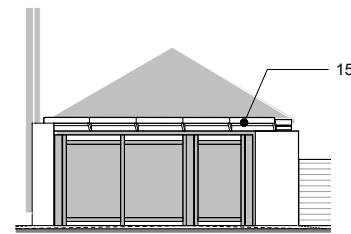
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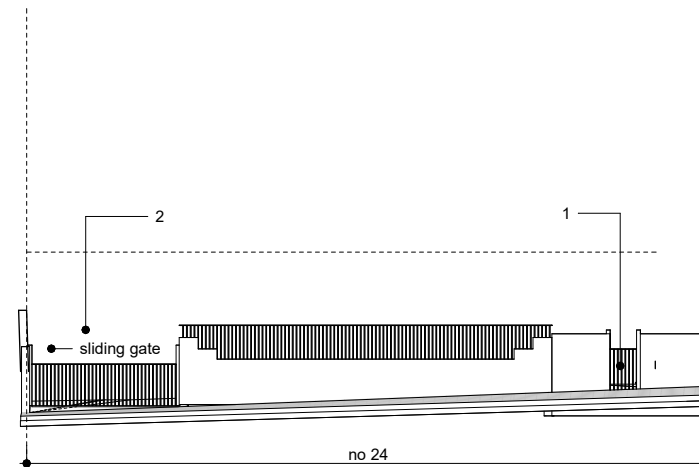
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4 Elev garage gate pr
1 : 200



3 Elev front gate pr
1 : 200

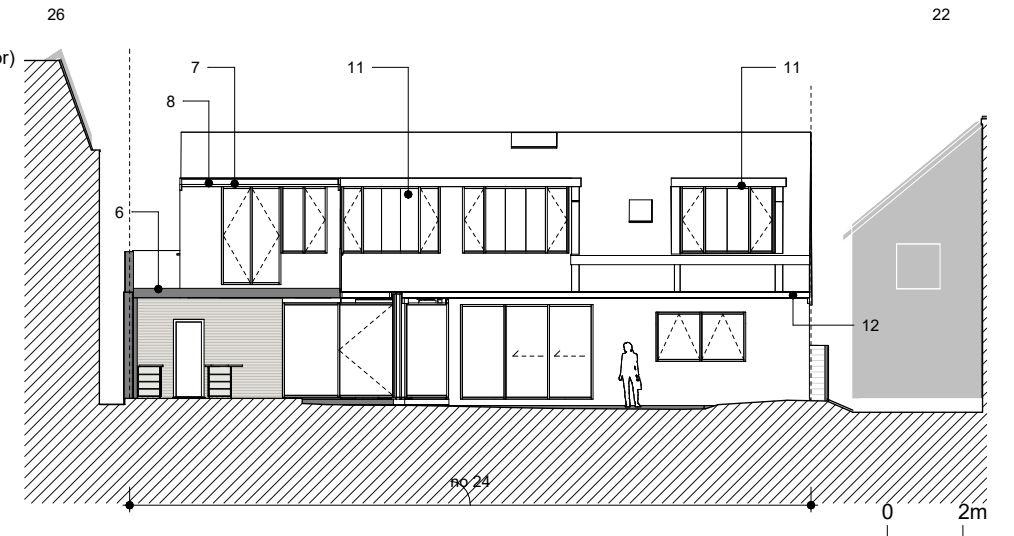
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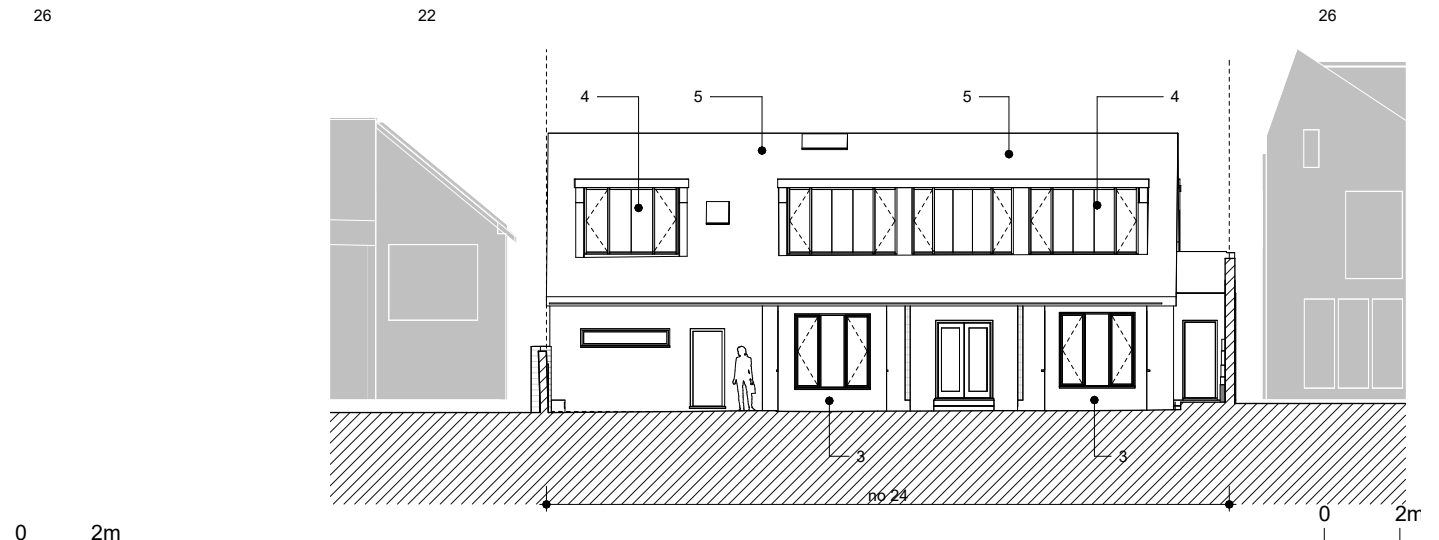
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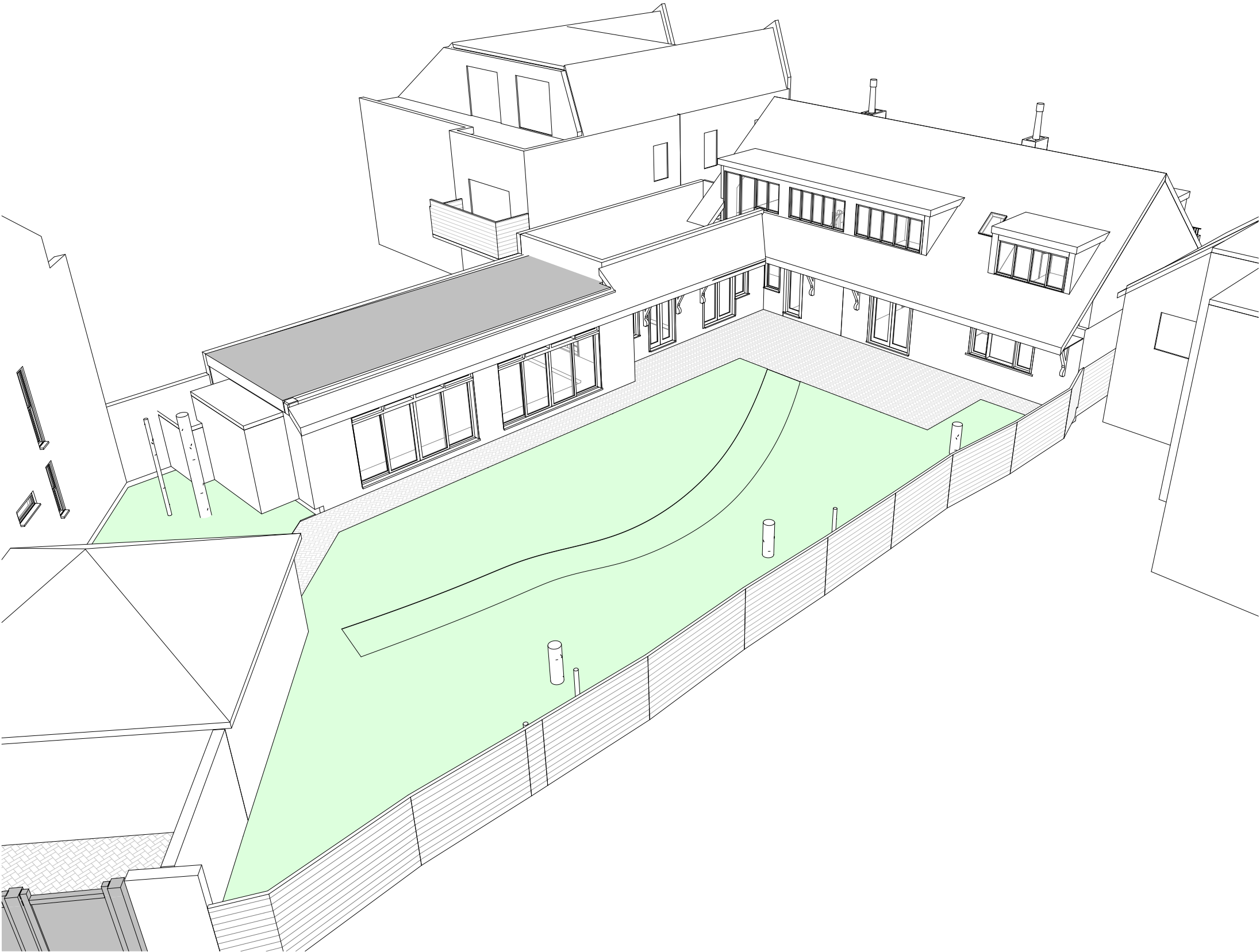


2 Elev rear pr 1
1 : 200

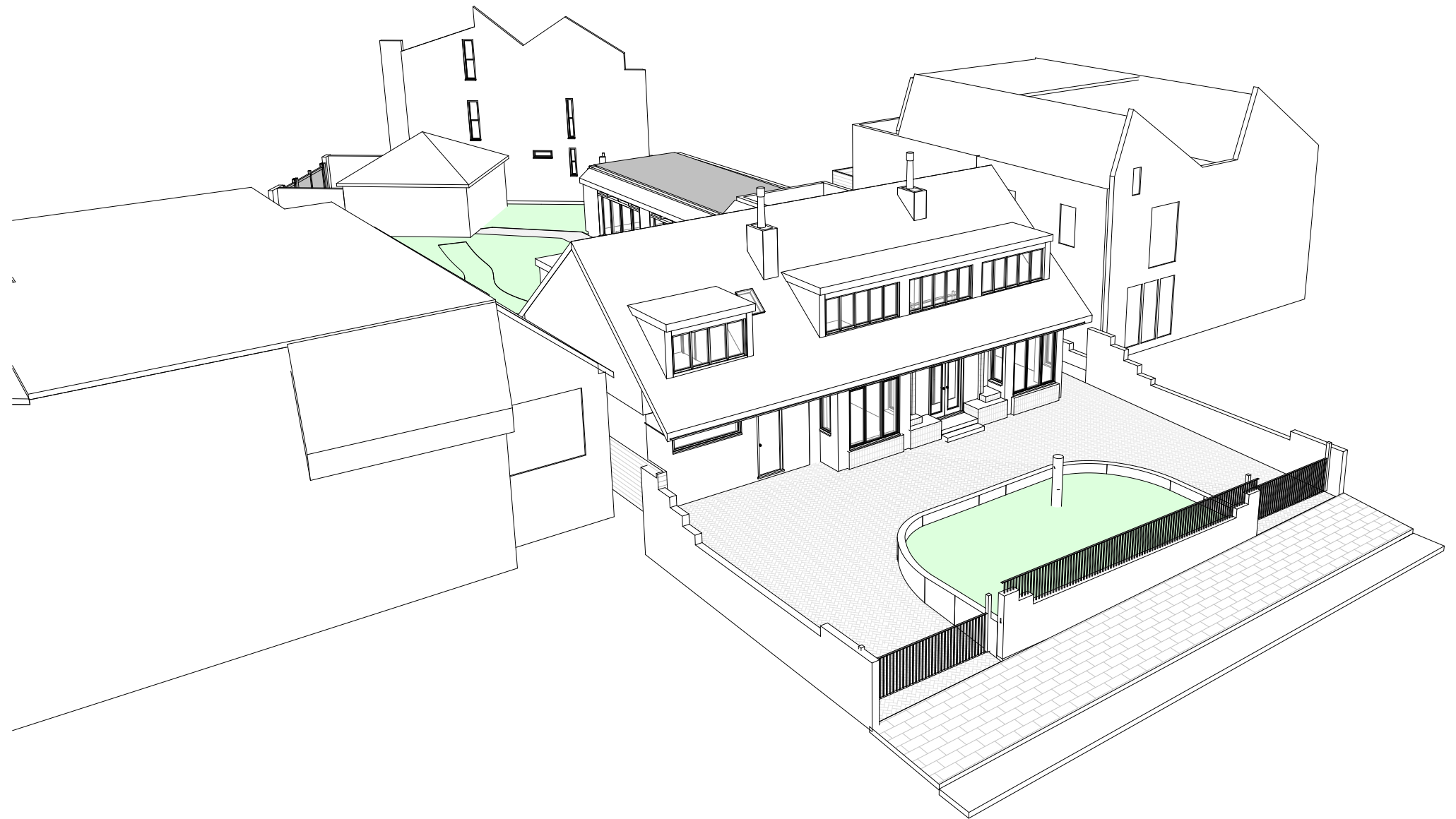


1 Elev front pr 1
1 : 200

3D EXISTING

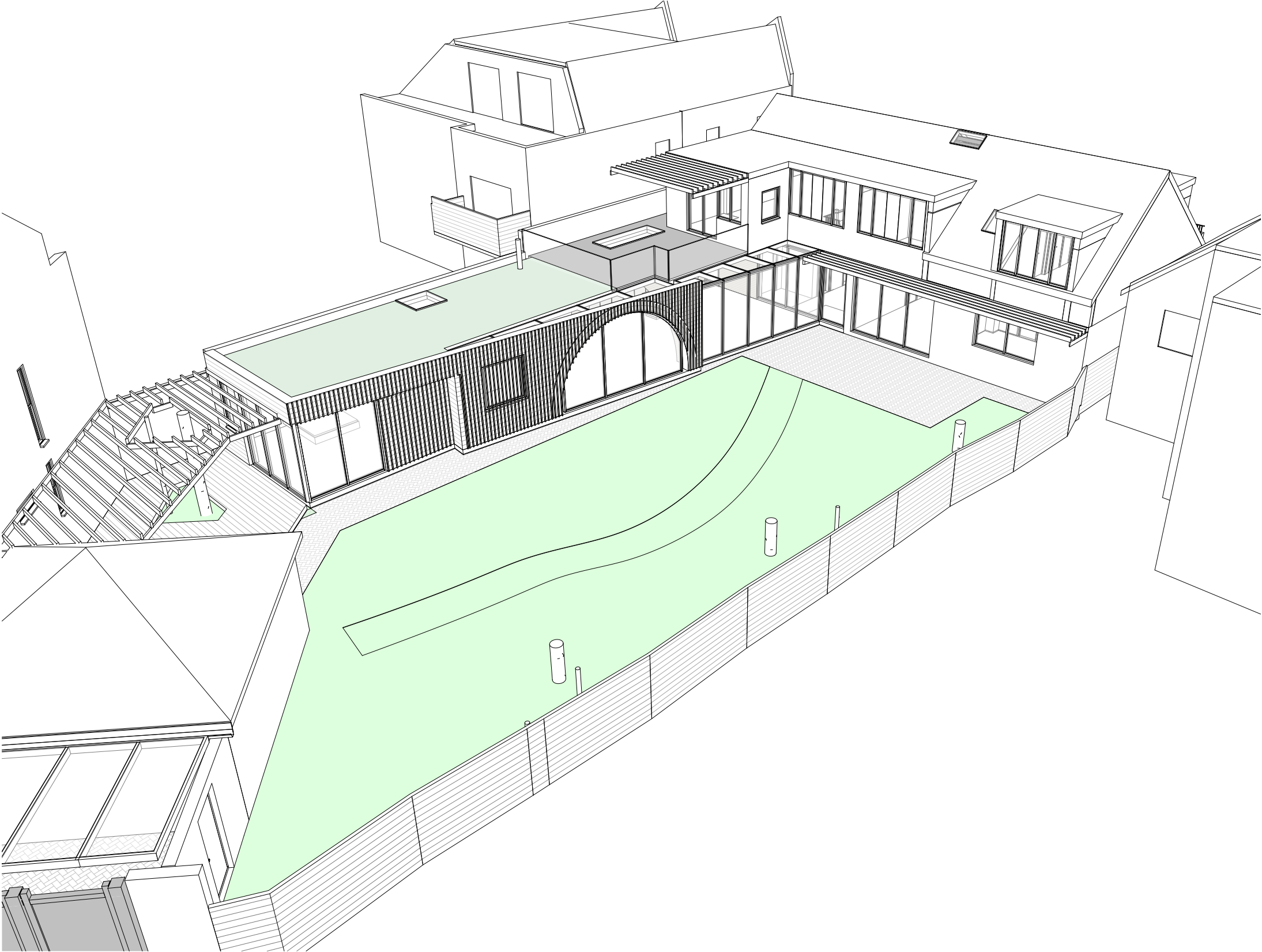


1 3d aerial axo ex

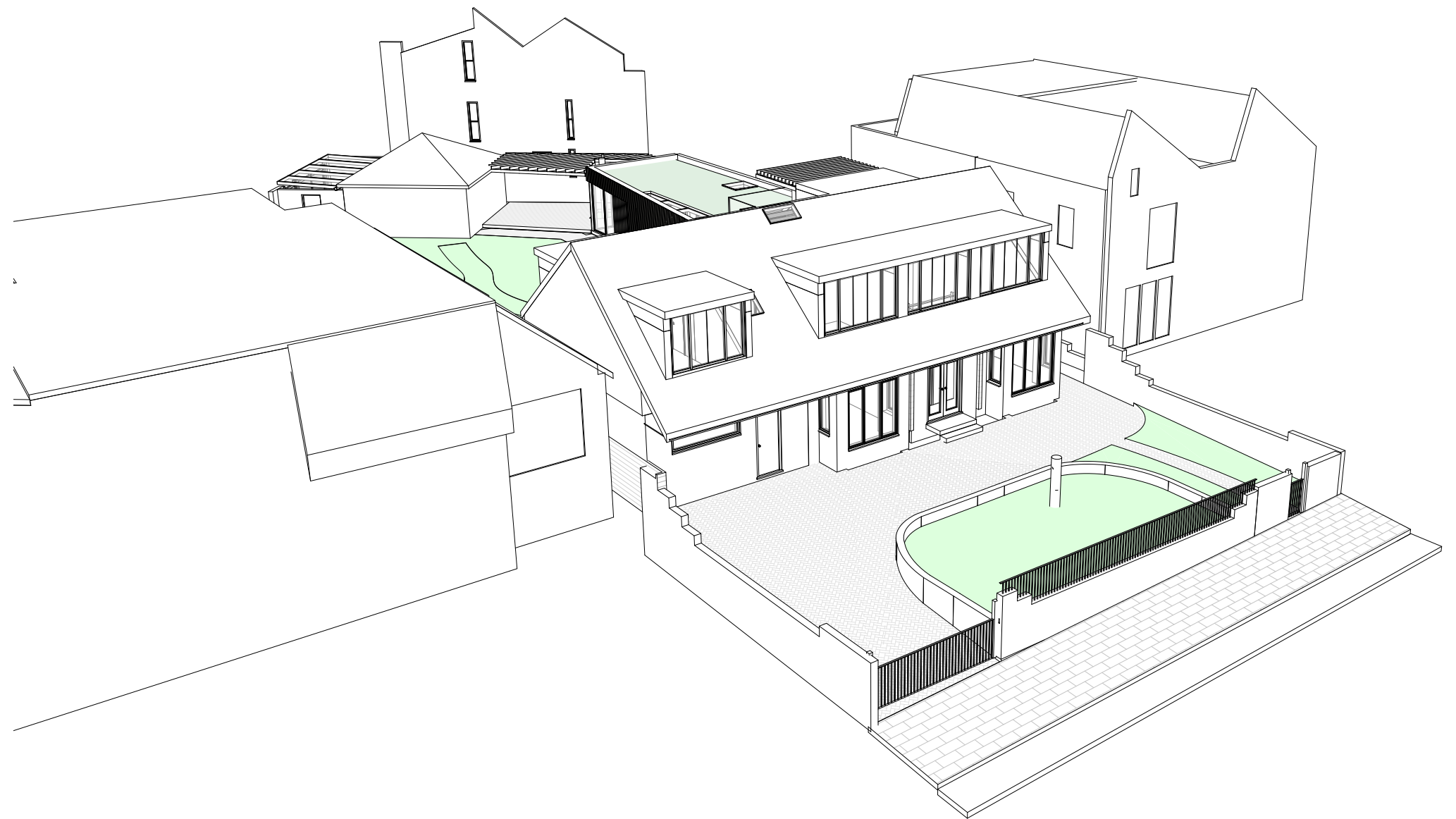


1 3d aerial axo1 ex

3D PROPOSED



2 3d aerial axo op1



2 3d aerial axo1 pr









Design Statement

MATERIALS EXISTING

- ground floor

brick plinth and copings, white render
- first floor

plinth and copings,
- pitched roof

red clay roof tiles
- flat roof

asphaltic roofing felt
- flat roof terrace

GRP
- fascia and soffit

dark stain timber
- gallows brackets

dark stain timber
- windows

dark stain timber
- doors

dark stain timber



roof terrace.JPG



flat roof.JPG



rear extension pool wing.JPG



rear patio garden.JPG

MATERIALS PROPOSED

Cladding materials typically have to match / complement the existing material palette in a Conservation Area. As this is a modern (80-90s) house, there is potentially scope to use something more modern i.e. non-traditional and more economic and innovative. It can be modern and reference or reflect the original fabric but without replicating the existing.

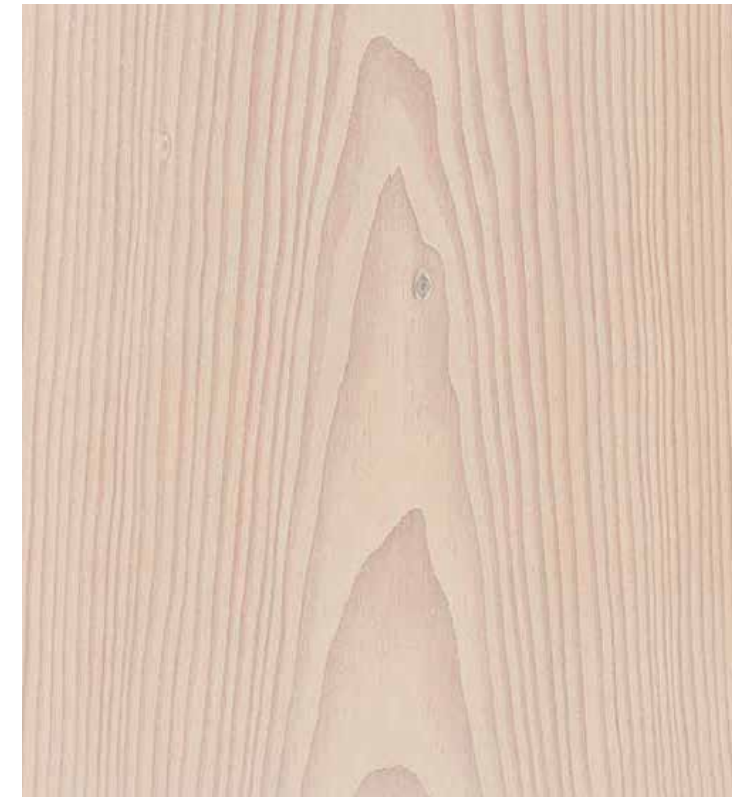
ground floor	timber weatherboarding and mullions, Douglas fir cladding and mullions
first floor	timber weatherboarding and mullions, Douglas fir cladding and mullions
roof	single ply polymeric to replace tiles with an extensive green sedum roof
fascia and soffit	painted timber
new windows	PPC/anodised high quality thermally efficient composite double glazed units.
new doors	PPC/anodised high quality thermally efficient composite double glazed units.
front door	stained / painted timber
timber infill	T+G narrow module, light / clear stain / painted timber



Sedum extensive green roof



Dinesen Shingles



Douglas Fir timber cladding



kebony



Dinesen Shingles



ash

Design Statement

PRECEDENTS



Bronze coloured window frames / Douglas Fir timber cladding



flush rooflights

